



# CALIFORNIA STATE PUBLIC WORKS BOARD

EDMUND G. BROWN JR. • GOVERNOR

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## NOTICE OF MEETING STATE PUBLIC WORKS BOARD

Thursday, September 17, 2015, at 3:00 p.m. in Room 2040,  
State Capitol, Sacramento, California

### AGENDA

I.	Roll Call		
II.	Bond Items	Page	02
III.	Approval of minutes from the August 17, 2015 meeting		
IV.	Consent Items	Page	05
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VI.	Closed Session	Page	08
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Pursuant to section 11125 of the Government Code, notice of all Board meetings will be given at least ten days in advance and such notice must include a copy of the agenda. Members of the Public may address the Board prior to it taking action on any matter in the agenda.

This notice and the Board agenda for the current month are available on the Internet at: <http://www.spwb.ca.gov>.

Individuals who need disability-related accommodation, including auxiliary aids for effective participation at this public meeting are invited to make their requests and preferences known to Aurelia Bethea at (916) 445-9694 or e-mail to [aurelia.bethea@dof.ca.gov](mailto:aurelia.bethea@dof.ca.gov) five days prior to the meeting.

## BOND ITEMS

### BOND ITEM—1

**DEPARTMENT OF GENERAL SERVICES (7760)  
2015 SERIES F, LEASE REVENUE REFUNDING BONDS  
VARIOUS STATE OFFICE BUILDINGS**

*Refunded Bonds: Department of General Services:  
2002 Series A, Capitol East End Complex  
2002 Series C, Mission Valley State Office Building  
2003 Series D and 2005 Series A, Butterfield State Office Complex*

*Authority: Section 15840 of the Government Code*

**Consider adoption of a resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Refunding Bonds, Department of General Services (DGS), 2015 Series F, Various State Office Buildings in accordance with the Board's refunding policy.
2. Approve the form of and authorize the execution of a Supplemental Indenture to the Master Indenture, between the State Public Works Board (Board) and the State Treasurer.
3. Approve the form of and authorize the execution of Site Leases between the DGS and the Board.
4. Approve the form of and authorize the execution of Facility Leases between the Board and the DGS.
5. Approve the form of and authorize the execution of Escrow Agreements between the Board and the State Treasurer.
6. Approve the form of and authorize the execution of a Termination of Agreement for the Transfer of Control and Possession of State Owned Real Property and Facility Lease between the Board and the DGS for each Site.
7. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
8. Approve the form of and authorize the execution of a Purchase Contract by and among the Board, the State Treasurer, and the underwriters named therein.
9. Approve the form of and authorize the delivery of a Preliminary Official Statement.
10. Authorize the preparation and delivery of an Official Statement.
11. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

**Current outstanding par amount of the bonds to be refunded**

**2002A: \$306,115,000  
2002C: \$25,355,000  
2003D: \$23,045,000  
2005A: \$164,315,000**

## BOND ITEM—2

**DEPARTMENT OF PUBLIC HEALTH (4265)  
2015 SERIES G, LEASE REVENUE REFUNDING BONDS  
RICHMOND LABORATORY**

*Refunded Bonds: 2005 Series B, Richmond Laboratory, Phase III Office Building  
2005 Series K, Richmond Laboratory Project*

*Authority:* Section 15840 of the Government Code

**Consider adoption of a resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Refunding Bonds, Department of Public Health (DPH), 2015 Series G, Richmond Laboratory in accordance with the Board's refunding policy.
2. Approve the form of and authorize the execution of a Supplemental Indenture to the Master Indenture, between the State Public Works Board (Board) and the State Treasurer.
3. Approve the form of and authorize the execution of a Site Lease between the DPH and the Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Board and the DPH.
5. Approve the form of and authorize the execution of Escrow Agreements between the Board and the State Treasurer.
6. Approve the form of and authorize the execution of an Agreement for the Transfer of Jurisdiction of State Owned Real Property between the Board and the DPH.
7. Approve the form of and authorize the execution of a Termination of Facility Lease for the prior Facility Lease between the Board and the Department of Health Services.
8. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
9. Approve the form of and authorize the execution of a Purchase Contract by and among the Board, the State Treasurer, and the underwriters named therein.
10. Approve the form of and authorize the delivery of a Preliminary Official Statement.
11. Authorize the preparation and delivery of an Official Statement.
12. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

**Current outstanding par amount of the bonds to be refunded**

**2005B: \$39,425,000  
2005K: \$94,205,000**

## **BOND ITEM—3**

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
2010 SERIES A, PROJECT ADDITION  
CENTRAL CALIFORNIA WOMEN'S FACILITY  
ENHANCED OUTPATIENT PROGRAM TREATMENT AND OFFICE SPACE  
MADERA COUNTY**

*Authority: Sections 15819.40(c) and (d) and 15819.401 – 15819.404 of the Government Code*

**Consider adopting a resolution to:**

1. Authorize the addition of the Central California Women's Facility, Madera County, Enhanced Outpatient Program Treatment and Office Space project to utilize a portion of the available proceeds from the State Public Works Board 2010 Series A lease-revenue bonds (the "Bonds") pursuant to section 212.07 of the 89<sup>th</sup> Supplemental Indenture.
2. Determine that a Cost Reduction under the Board's 98th Supplemental Indenture has occurred with respect to the Bonds.
3. Approve and authorize the adjustment of the Base Rental payments under the Facility Lease for the California Institution for Women, Chino Acute/Intermediate Care Facility project (the "CIW Project").
4. Approve and authorize the attachment of an amended Exhibit B to the 98<sup>th</sup> Supplemental Indenture.
5. Approve and authorize an amended Schedule I to the Facility Lease for the CIW Project between the Board and the Department of Corrections and Rehabilitation.
6. Approve and authorize the execution of a Site Lease between the Department of Corrections and Rehabilitation and the Board for the CCWF Project.
7. Approve and authorize the execution of a Facility Lease between the Board and the Department of Corrections and Rehabilitation for the CCWF Project.
8. Approve other related actions in connection with the determination of the Cost Reduction, the adjustment of base rental and the approval of the addition of the CCWF Project.

**Project Costs to be Financed**

**\$7,846,000**

## **BOND ITEM—4**

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA MEN'S COLONY  
CENTRAL KITCHEN REPLACEMENT  
SAN LUIS OBISPO COUNTY**

*Authority: Chapter 324, Statutes of 1998, Item 5240-301-0001 (18)  
Chapter 171 and 172, Statutes of 2007, Item 5225-301-0001 (10)  
Chapter 268 and 269, Statutes of 2008, Item 5225-301-0660 (.5)  
Chapter 25, Statutes of 2014, Item 5225-301-0660 (1)*

**Consider adoption of a supplemental resolution to:**

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds consistent with increased project authority.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds consistent with increased project authority.

<b>Supplemental Bond Appropriation</b>	<b>\$8,655,000</b>
<b>Cumulative Bond Appropriations</b>	<b>\$23,918,000</b>

## **CONSENT ITEMS**

### **CONSENT ITEM—1**

**JUDICIAL COUNCIL OF CALIFORNIA (0250)  
NEW HANFORD COURTHOUSE  
KINGS COUNTY**

*Authority: Chapters 21 and 29, Statutes of 2012, Item 0250-301-0668 (2)*

**Consider consenting to an Easement Deed granting public access over state-owned property to the City of Hanford**

## CONSENT ITEM—2

### **CALIFORNIA HIGHWAY PATROL (2720) TRUCKEE REPLACEMENT FACILITY NEVADA COUNTY**

*Authority: Chapter 25, Statutes of 2014, Item 2720-301-0044 (6)  
Chapters 10 and 11, Statutes of 2015, Item 2720-301-0044 (2)*

**Consider approving performance criteria**

## ACTION ITEMS

### ACTION ITEM—1

#### **HIGH SPEED RAIL AUTHORITY (2665) INITIAL OPERATING SEGMENT, SECTION 1 FRESNO, KINGS, AND TULARE COUNTIES**

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)  
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)  
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)  
Section 15854 of the Government Code*

**Consider the adoption of Resolutions of Necessity authorizing the use of eminent domain to acquire the following properties:**

- 1. Ross Property (Fresno County)**  
**Authority Parcel Numbers: FB-10-0388-1, FB-10-0388-2 and FB-10-0388-3**  
**Assessor Parcel Numbers: 042-160-24 and 042-160-25**
- 2. Jackson Property (Fresno County)**  
**Authority Parcel Number: FB-10-0731-1**  
**Assessor Parcel Number: 056-030-52S**
- 3. Martin Property (Kings County)**  
**Authority Parcel Numbers: FB-16-0257-1, FB-16-0257-2, FB-16-0257-3, FB-16-0257-4, and FB-16-0257-5**  
**Assessor Parcel Number: 034-011-001**
- 4. Pacific Gas and Electric Property (Kings County)**  
**Authority Parcel Numbers: FB-16-0330-1 and FB-16-0330-2**  
**Assessor Parcel Number: 034-015-008**

5. **Brazil Property (Kings County)**  
Authority Parcel Numbers: FB-16-0211-1, FB-16-0211-2, FB-16-0211-3,  
FB-16-0215-1, FB-16-0215-2, FB-16-0215-3, FB-16-0215-4, FB-16-0215-5,  
FB-16-0215-01-01, FB-16-0216-1, FB-16-0216-2, FB-16-0216-3, FB-16-0216-4,  
FB-16-0276-1, FB-16-0276-2, and FB-16-0276-3  
Assessor Parcel Numbers: 028-050-022, 028-080-001, 028-080-003, and  
028-080-004
6. **Machado Property (Kings County)**  
Authority Parcel Numbers: FB-16-0234-1, FB-16-0234-2, FB-16-0234-3,  
FB-16-0234-4, FB-16-0234-5, FB-16-0234-01-01, FB-16-0236-1,  
FB-16-0236-01-01, FB-16-0237-1, FB-16-0239-1, and FB-16-0239-2  
Assessor Parcel Numbers: 028-205-001, 028-205-004, 028-205-008, and  
028-205-006
7. **Premiere Property (Kings County)**  
Authority Parcel Numbers: FB-16-0346-1, FB-16-0346-2, FB-16-0346-3, and  
FB-16-0346-4  
Assessor Parcel Numbers: 034-230-035 and 034-230-049
8. **Hancock 1 Property (Tulare County)**  
Authority Parcel Numbers: FB-54-0945-1 and FB-54-0950-1  
Assessor Parcel Numbers: 333-104-004 and 333-090-024
9. **Hancock 2 Property (Tulare County)**  
Authority Parcel Numbers: FB-54-0672-1, FB-54-0672-2, FB-54-0672-3,  
FB-54-0672-4, FB-54-0672-5, FB-54-0672-01-01, FB-54-0870-1, FB-54-0870-2,  
FB-54-0875-1, and FB-54-0875-2  
Assessor Parcel Numbers: 333-110-005, 333-110-006, 333-110-007, 333-380-003,  
and 333-380-004
10. **McCallum Property (Tulare County)**  
Authority Parcel Numbers: FB-54-0915-1 and FB-54-0915-01-01  
Assessor Parcel Number: 333-102-051
11. **Oates Property (Fresno County)**  
Authority Parcel Numbers: MF-10-0083-1, MF-10-0083-2, MF-10-0083-3, and  
MF-10-0083-4  
Assessor Parcel Number: 510-050-04

## CLOSED SESSION

**DEPARTMENT OF GENERAL SERVICES (7760)**  
**FRED C. NELLES YOUTH CORRECTIONAL FACILITY, CITY OF WHITTIER**  
**LOS ANGELES COUNTY**  
Surplus Parcel Number SSL 628

### **Closed Session to Confer with Legal Counsel regarding Pending Litigation**

The Board will meet in closed session, pursuant to Government Code sections 11126(e)(1) and (e)(2)(A), to confer with counsel regarding pending litigation. The following cases will be discussed:

1. *Whittier Conservancy, a non-profit California corporation, vs. California Public Works Board; California Department of General Services; California Department of Finance, et al.*  
*Alameda County Superior Court, Case No. RG15773639*

## REPORTABLES

**To be presented at the meeting.**